

CONSULTANT PROJECT NO. 1909

PROJECT TYPE

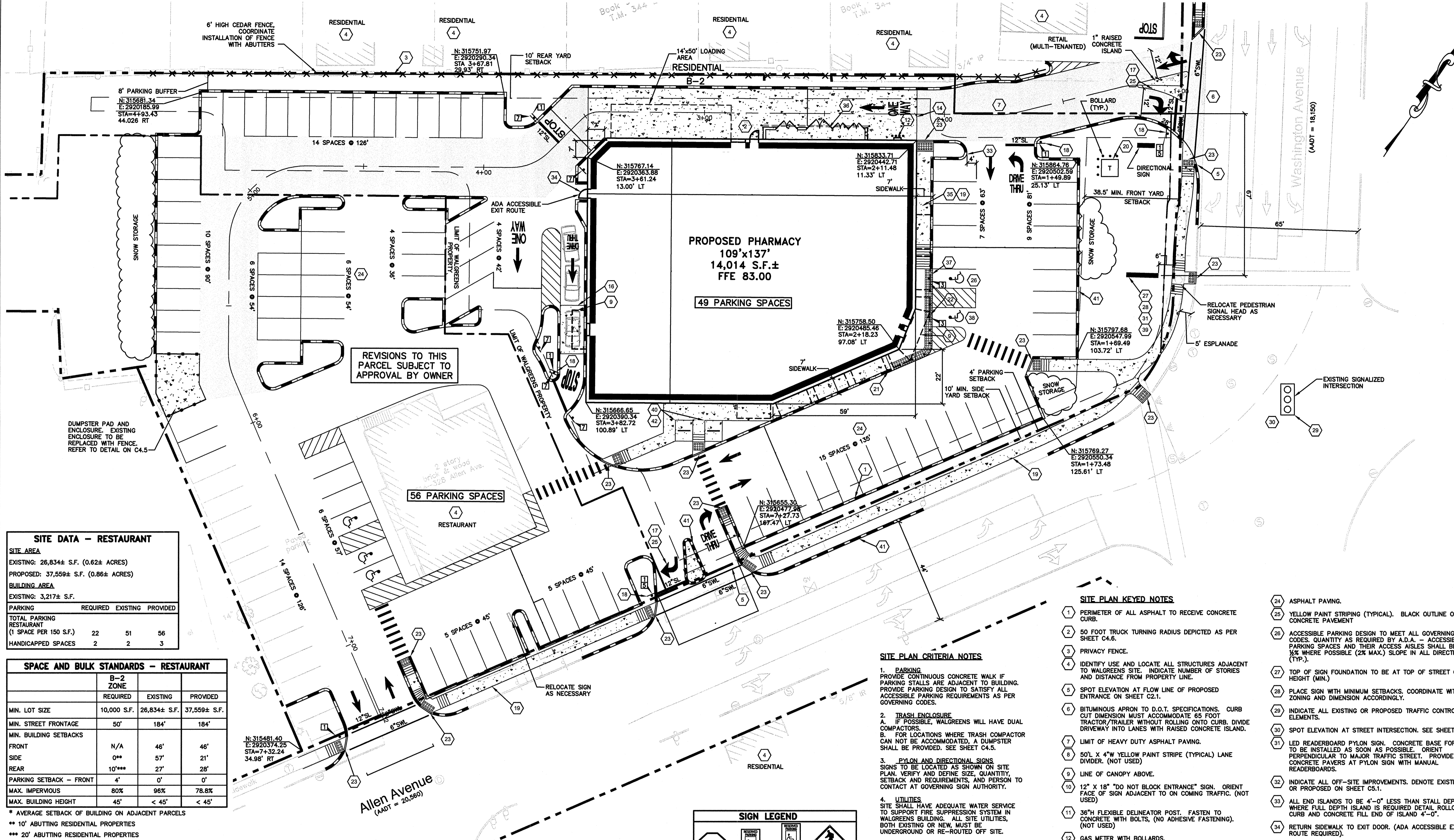
DRAWINGS/SPECIFICATIONS BY:

WALGREENS'  
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR  
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW . . . . . <input checked="" type="checkbox"/>	NEW . . . . . <input checked="" type="checkbox"/>
REMODELING . . . . . <input type="checkbox"/>	EXISTING . . . . . <input type="checkbox"/>
RELOCATION . . . . . <input type="checkbox"/>	NEW SHELL ONLY . . . . . <input type="checkbox"/>
OTHERS . . . . . <input type="checkbox"/>	



**SITE DATA - RESTAURANT**

SITE AREA  
 EXISTING: 26,834± S.F. (0.62± ACRES)  
 PROPOSED: 37,559± S.F. (0.86± ACRES)

BUILDING AREA  
 EXISTING: 3,217± S.F.

PARKING	REQUIRED	EXISTING	PROVIDED
TOTAL PARKING RESTAURANT (1 SPACE PER 150 S.F.)	22	51	56
HANDICAPPED SPACES	2	2	3

**SPACE AND BULK STANDARDS - RESTAURANT**

	B-2 ZONE	REQUIRED	EXISTING	PROVIDED
MIN. LOT SIZE	10,000 S.F.	26,834± S.F.	37,559± S.F.	
MIN. STREET FRONTAGE	50'	184'	184'	
MIN. BUILDING SETBACKS				
FRONT	N/A	46'	46'	
SIDE	0**	57'	21'	
REAR	10'***	27'	28'	
PARKING SETBACK - FRONT	4'	0'	0'	
MAX. IMPERVIOUS	80%	96%	78.8%	
MAX. BUILDING HEIGHT	45'	< 45'	< 45'	

\* AVERAGE SETBACK OF BUILDING ON ADJACENT PARCELS  
 \*\* 10' ABUTTING RESIDENTIAL PROPERTIES  
 \*\*\* 20' ABUTTING RESIDENTIAL PROPERTIES

**SITE DATA - PHARMACY**

SITE AREA 57,398± S.F. (1.32 ACRES)

BUILDING AREA  
 PROPOSED 14,014 S.F.

PARKING	REQUIRED	PROVIDED
TOTAL PARKING RETAIL (1 SPACE PER 200 S.F. MINUS BULK SPACE) (14,014 SF - 2,500 SF BULK STORAGE - 2,000 SF / 200 SF)	48	49
HANDICAPPED SPACES	2	2

**SPACE AND BULK STANDARDS - PHARMACY**

	B-2 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 S.F.	57,398± S.F.	
MIN. STREET FRONTAGE	50'	±330'	
MIN. BUILDING SETBACKS			
FRONT	38.5'	131'	
SIDE	0**	44'	
REAR	10'***	27'	
PARKING SETBACK - FRONT	4'	> 4'	
MAX. IMPERVIOUS	80%	77.2%	
MAX. BUILDING HEIGHT	45'	< 45'	

\* AVERAGE SETBACK OF BUILDING ON ADJACENT PARCELS  
 \*\* 10' ABUTTING RESIDENTIAL PROPERTIES  
 \*\*\* 20' ABUTTING RESIDENTIAL PROPERTIES

**PAVEMENT LEGEND**

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

- HEAVY DUTY BITUMINOUS CONCRETE
- PORTLAND CEMENT CONCRETE
- BITUMINOUS CONCRETE OVERLAY

**CURBING LEGEND**

- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- CONCRETE CURB

**SIGN LEGEND**

R1-1 30" x 30" STOP	R7-8 12" x 18" DELIVERY VEHICLE ONLY	R7-8 12" x 18" DO NOT BLOCK ENTRANCE	W11A-2 30" x 30" SIGN
R3-1 24" x 24" SIGN	R5-1 30" x 30" SIGN	R10-7 12" x 18" SIGN	

**STRIPING LEGEND**

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 12" SL - 12" WIDTH STOP LINE
- 4" SWL - 4" WIDTH SOLID WHITE LANE LINE
- 4" SYL - 4" WIDTH SOLID YELLOW LANE LINE
- 4" DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4" DWL - 4" WIDTH DASHED WHITE LANE LINE

**SITE PLAN CRITERIA NOTES**

- PARKING:** PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
- TRASH ENCLOSURE:** A. IF POSSIBLE, WALGREENS WILL HAVE DUAL COMPACTORS. B. FOR LOCATIONS WHERE TRASH COMPACTOR CAN NOT BE ACCOMMODATED, A DUMPSTER SHALL BE PROVIDED. SEE SHEET C4.5.
- PLYON AND DIRECTIONAL SIGNS:** SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN. VERIFY AND DEFINE SIZE, QUANTITY, SETBACK AND REQUIREMENTS, AND PERSON TO CONTACT AT GOVERNING SIGN AUTHORITY.
- UTILITIES:** SITE SHALL HAVE ADEQUATE WATER SERVICE TO SUPPORT FIRE SUPPRESSION SYSTEM IN WALGREENS BUILDING. ALL SITE UTILITIES, BOTH EXISTING OR NEW, MUST BE UNDERGROUND OR RE-ROUTED OFF SITE.
- TRUCK EGRESS:** ROLL-OVER CURBS TO ACCOMMODATE 50 FOOT DELIVERY TRUCK SHOULD BE CONSIDERED IF ANY OF THE FOLLOWING OCCURS:  
 A. MAX CURB WIDTH ALLOWED IS LESS THAN 40 FEET.  
 B. STREET CURB CUT IS LESS THAN 4 LANES WIDE.  
 C. ALLOWABLE RADIUS AT CURB ENTRANCE IS LESS THAN 20 FEET.

- MAIL BOX:** IN AREAS WHERE THE U.S. POST OFFICE REQUIRES A PRE-EXISTING MAIL BOX, GENERAL CONTRACTOR SHALL PROVIDE HEAVY DUTY DIE CAST ALUMINUM RURAL MAIL BOX EQUAL TO MODEL #4850 BY SALSBUURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4855 ON 18" DIA. CONCRETE FOUNDATION.
- EXPOSED EQUIPMENT:** WALGREENS PREFERS TO HAVE ALL EQUIPMENT INSIDE. WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
- FINISHED FLOOR ELEVATION:** FINISHED FLOOR ELEVATION TO BE ABOVE 100 YEAR FLOOD ELEVATION. DO NOT TRAP STORM WATER ON SITE. DESIGN STORM OVERFLOW BELOW FLOOR ELEVATION.
- RESTRICTIONS:**
  - TRUCK DELIVERIES AND TRASH REMOVAL SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 8 AM AND 8 PM.
  - DRIVE-THRU PHARMACY SERVICE SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 7 AM AND 11 PM.

- SITE PLAN KEYED NOTES**
- PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
  - 50 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C4.6.
  - PRIVACY FENCE.
  - IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORES AND DISTANCE FROM PROPERTY LINE.
  - SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE ON SHEET C2.1.
  - BITUMINOUS APRON TO D.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/TRAILER WITHOUT ROLLING ONTO CURB. DIVIDE DRIVEWAY INTO LANES WITH RAISED CONCRETE ISLAND.
  - LIMIT OF HEAVY DUTY ASPHALT PAVING.
  - 50' X 4" YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER. (NOT USED)
  - LINE OF CANOPY ABOVE.
  - 12" X 18" "DO NOT BLOCK ENTRANCE" SIGN. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC. (NOT USED)
  - 36" FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS. (NO ADHESIVE FASTENING). (NOT USED)
  - GAS METER WITH BOLLARDS.
  - COMPACTORS. (NOT USED)
  - LINE OF CONCRETE PAD.
  - LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. (NOT USED)
  - CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
  - PROVIDED LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
  - CONCRETE SIDEWALK (TYP.).
  - PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A. ANY OTHER LOCATIONS).
  - ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'4" CLEAR MAX
  - ACCESSIBLE PARKING SIGN. SEE SHEET C4.2 FOR DETAIL.
  - ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5%, ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.

- ASPHALT PAVING.
  - YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT
  - ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% WHERE POSSIBLE (2% MAX.) SLOPE IN ALL DIRECTIONS (TYP.).
  - TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.).
  - PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
  - INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
  - SPOT ELEVATION AT STREET INTERSECTION. SEE SHEET C2.1.
  - LED READERBOARD PYLON SIGN. CONCRETE BASE FOR SIGN TO BE INSTALLED AS SOON AS POSSIBLE. ORIENT PERPENDICULAR TO MAJOR TRAFFIC STREET. PROVIDE CONCRETE PAVERS AT PYLON SIGN WITH MANUAL READERBOARDS.
  - INDICATE ALL OFF-SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED ON SHEET C5.1.
  - ALL END ISLANDS TO BE 4'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED DETAIL ROLL-OVER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
  - RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED).
  - WALKS WITHOUT COLUMNS CAN BE 7'-0" W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-6" CLEAR TO EDGE OF CURB. SOUTHERN PROTOTYPE WALK TO BE 10'-0" MIN.
  - TOTE, BALE AND TRASH ENCLOSURE
  - DETECTABLE WARNING SURFACE, 36" DEEP.
  - STORM CATCH BASINS AND GRATED MANHOLES TO BE 40' MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES. REFER TO SHEET C2.1 FOR CATCH BASIN LOCATIONS.
  - LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGN LIGHTS TO PYLON.
  - SEVEN-BIKE TUBULAR STEEL BIKE RACK WITH THICKENED CONC. SLAB ALLOW FOR 5' ACCESS AISLE BEYOND BIKE PARKING AREA, BOTH SIDES OF RACK.
  - CURBING WITHIN CITY RIGHT-OF-WAY = 7" CURB. ALL OTHER LOCATIONS = 6" CURB.
  - 7'-3" X 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.
- REQUIREMENT:**
- PER ADAAG SECTION 4.1.2 (1): AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES, IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.
  - PREFERRED LOCATION FOR ACCESSIBLE ROUTE SHALL COINCIDE WITH PEDESTRIAN ACCESS TO CORNER.

NO.	DATE	BY	DESCRIPTION	CONST
0	03/12/09	MPM	ISSUED FOR CONSTRUCTION	
B	12/22/08	MPM	RESPONSE TO CITY COMMENTS	
-	09/22/08	MPM	RESPONSE TO CITY COMMENTS	

**REVISIONS**

**CERTIFICATION AND SEAL**

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

3/12/09

STORE NUMBER 12326

PROJECT NAME  
**WALGREENS - STORE #12326**  
 (NWC) WASHINGTON AND ALLEN  
 PORTLAND, MAINE

DRAWING TITLE  
**SITE LAYOUT PLAN**

CADD PLOT:	SCALE: 1"=20'	DRAWING NO. _____
VOID PLOT:	DRAWN BY: JBC	<b>C1.1</b>
SUPERSEDES PLAN DATED:	DATE: 12/07	
	REVIEWED BY: MPM	OF ___ DWGS.